058.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,000 / 848,000
					USE VALUE:	848,000 / 848,000
					ASSESSED:	848,000 / 848,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOODWIN WILLIAM J--ETAL
Owner 2:	GOODWIN MAURA C
Owner 3:	
Street 1:	6 HANDY LN
Street 2:	
Twn/City:	FALMOUTH
St/Prov:	MA Cntry Own Occ: N
Postal:	02540 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1939, having primarily Vinyl Exterior and 2314 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4662.000	455,700	400	391,900	848,000
Total Card	0.107	455,700	400	391,900	848,000
Total Parcel	0.107	455,700	400	391,900	848,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.47 | /Parcel: 366.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38079

GIS Ref

GIS Ref

Insp Date 09/15/18

!4932!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	455,700	400	4,662.	391,900	848,000		Year end	12/23/2021
2021	104	FV	434,700	400	4,662.	391,900	827,000		Year End Roll	12/10/2020
2020	104	FV	434,700	400	4,662.	391,900	827,000	827,000	Year End Roll	12/18/2019
2019	104	FV	336,600	400	4,662.	386,300	723,300	723,300	Year End Roll	1/3/2019
2018	104	FV	336,600	0	4,662.	296,700	633,300	633,300	Year End Roll	12/20/2017
2017	104	FV	315,200	0	4,662.	279,900	595,100	595,100	Year End Roll	1/3/2017
2016	104	FV	315,200	0	4,662.	257,500	572,700	572,700	Year End	1/4/2016
2015	104	FV	279,900	0	4,662.	240,700	520,600	520,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:22:57

LAST REV

Date	Time
08/23/21	15:38:48
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODWIN WILLIAM	23243-446		5/28/1993		1	No	No	A	

USER DEFINED

Prior Id # 1:	38079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2021	Mail Update	JO	Jenny O
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Meas/Inspect	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4662		Sq. Ft.	Site		0	70.	1.20	6									391,902						391,900	

Total AC/HA:	0.10702	Total SF/SM:	4662	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	391,902	Spl Credit		Total:	391,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15047669
Const Adj.:	0.98990101
Adj $ / SQ:	204.994
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619208
Depreciation:	163471
Depreciated Total:	455737

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

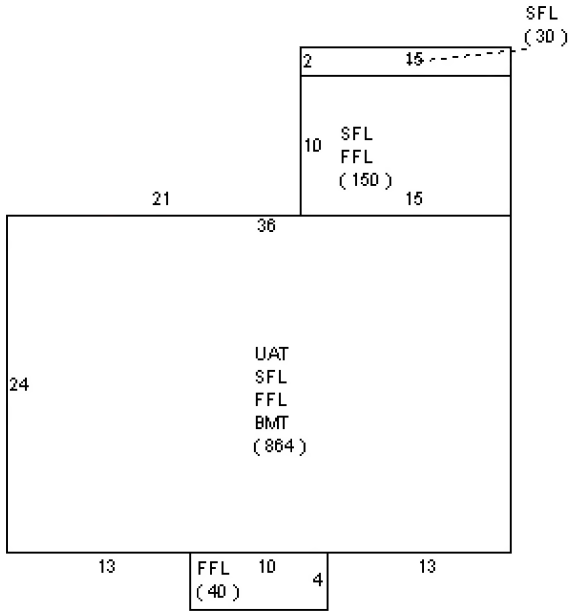
No Unit	RMS	BRS	FL
1	6	2	
1	6	3	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	204.99
Special Features:	0	Val/Su Net:	143.39
Final Total:	455700	Val/Su SzAd	217.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,054	204.990	216,064
SFL	Second Floor	1,044	204.990	214,014
BMT	Basement	864	61.500	53,135
UAT	Upper Attic	216	143.500	30,995

Net Sketched Area:	3,178			Total:	514,208
Size Ad	2098	Gross Area	3826	FinArea	2314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	F	FR	1980	4.28	T	39	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400